

Brookside, Totton, Southampton, Hampshire SO40



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Great first time buy or investment property in residential cul-de-sac, within catchment for both Foxhills & Housdown Schools. This three bedroom end-terraced family home is offered with no onward chain.

## Your New Home...

The front of the property is enclosed by laid to lawn with path to front door. The ground floor accommodation comprises of a large open plan lounge with feature fireplace and dining area looking through patio doors to the rear of the property.

The first floor accommodation consists of three bedrooms, two doubles and one single, there is also a family bathroom, bath with shower over and with separate W.C.

South facing rear garden, accessed from the kitchen, with patio adjacent to the rear of the house, a very large shed 2.5 x 3.5 meters in size, great storage or even a home office if you fancy commuting to the garden!

TENURE: Freehold

SERVICES: Mains gas, electric, water and drainage

LOCAL AUTHORITY: New Forest District Council – Band B

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### Location

Hounslow is, and has always been, a desirable residential area in the suburbs between Southampton City Centre and the beautiful New Forest National Park. You are minutes away from both the hustle and bustle of the city for shopping, dining and fantastic commuter links, lockdown restrictions allowing of course, but also have the ability to enjoy the many local walks and cycleways that take you in to Ashurst and beyond.

### Local Schools

Aged 4-6 - Eling Infant School (Ofsted rated Good)

Aged 7-10 Foxhills Junior School (Ofsted rated Good)

Aged 11-16 Hounslow School (Ofsted rated Outstanding)

### Information

If you do not fancy going to the city to catch a train did you know that Totton has a mainline train service too?

\*1h 45 minutes to London Waterloo

\*10 minutes to Southampton Central

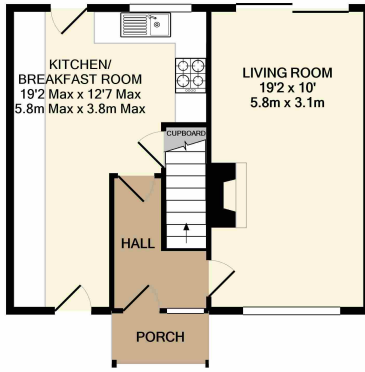
\*35 minutes to Bournemouth

Trains not for you? Then take the bus, you can get from Hounslow to Southampton, Hythe, Fawley and Lymington too. Local supermarkets Co-op in Ashurst, Asda, Lidl & Morrisons in Totton and are all easily accessed by foot, car or bus as needed.

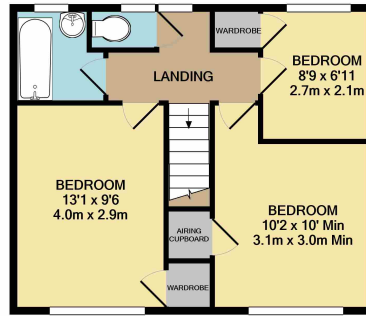




# The Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# And EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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